

**REDEVELOPMENT AGENCY MEETING  
JANUARY 7, 2003**

The meeting called to order as the City Council at 10:05 a.m. by Mayor Murphy.

Roll Call    Peters, Wear, Atkins, Stevens, Maienschein,  
                  Fyre, Inzunza, and Mayor Murphy

                  Michael T. Uberuaga, City Manager  
                  Casey Gwinn, City Attorney  
                  Leslie Devaney, City Attorney  
                  Leslie Girard, City Attorney  
                  Charles Abdelnour, City Clerk  
                  Joyce Lane, City Clerk

Excused    Madaffer

The meeting adjourned as the City Council at 11:36 a.m.

The meeting reconvened as the Redevelopment Agency at 11:36 a.m.

1.    **Approval of the minutes.**

November 26, 2002, special  
November 26, 2002, supplemental

Motion by Member to approve (with Madaffer not present)  
Second by Member  
Vote: 8-0

REDEVELOPMENT AGENCY MINUTES - JANUARY 7, 2003

**Adoption**

2. **Third Implementation Agreement - El Cortez Hotel. (District 2).**

(RA 2003-92)

Approving the proposed Third Implementation Agreement to the Rehabilitation Loan Agreement with Janopaul Block S.D. No. 1, LLC for the El Cortez Hotel to permit the option of converting the building from apartment/rental to condominium/for sale units.

See Centre City Development Corporation report no. CCDC-02-19, dated January 2, 2003.

Motion by Member Zucchet to approve (with Madaffer not present)

Second by Member Atkins

Vote: 8-0

**Redevelopment Agency Resolution and Document numbers R-03572 and D-03572.**

3. **Third Amendment to Agreement with Law Offices of Donald Detisch. (District 2)**

(RA 2003-100)

Approving the Third Amendment to Agreement with the Law Offices of Donald Detisch for legal services in the amount of \$250,000; total contract amount will not exceed \$500,000.

See Centre City Development Corporation report no. CCDC-02-18, dated January 2, 2003.

Auditor Certificate Number: AC 2300716

Motion by Member Zucchet to approve (with Madaffer not present)

Second by Member Atkins

Vote: 8-0

**Redevelopment Agency Resolution and Document numbers R-03573 and D-03573.**

The meeting adjourned as the Redevelopment Agency at 11:38 a.m.

The meeting reconvened as the City Council at 11:38 a.m.

The meeting adjourned as the City Council at 11:40 a.m.

The meeting reconvened as the Redevelopment Agency at 11:40 a.m.

## REDEVELOPMENT AGENT MEETING MINUTES – JANUARY 7, 2003

### **Adoption**

#### **5. Owner Participation Agreement with Entrada. (District 2).**

(Continued from special meeting of December 10, 2002)

(RA 2003-88)

Approving the Replacement Housing Plan for the Entrada Apartments Redevelopment Project.

(RA 2003-89)

Approving the Basic Concept/Schematic Drawings with respect to the Owner Participation Agreement for Development and Construction of the Entrada Apartments Project with Entrada, LLC.

(RA 2003-90)

Certifying that the Agency has reviewed and considered information contained in the Master Environmental Impact Report for the Centre City Redevelopment Project, the Subsequent Environmental Impact Report to the MEIR for the Proposed Ballpark and Ancillary Development Projects, and associated Plan Amendments, and the Secondary Study with respect to the Owner Participation Agreement between the Redevelopment Agency of the City of San Diego and Entrada, LLC for the development of the Entrada Apartments project; and making certain findings and determinations regarding environmental impacts of the development.

(RA 2003-91)

Approving the Owner Participation Agreement between the Redevelopment Agency of the City of San Diego and Entrada, LLC.

See Centre City Development Corporation report no. CCDC-02-17, dated January 2, 2003.

Auditor Certificate Number: AC 2300643

Dale Royal, project manager, Centre City Development Corporation presented staff report.

Public testimony in support by Leslie Wade.

The meeting adjourned as the Redevelopment Agency at 11:50 a.m.

The meeting reconvened as the City Council at 2:04 p.m. with Council Member Madaffer not present.

## REDEVELOPMENT AGENCY MINUTES - JANUARY 7, 2003

The meeting adjourned as the City Council at 2:17 p.m.

The meeting reconvened as the Redevelopment Agency at 2:17 p.m.

### **Adoption**

#### **5. Owner Participation Agreement with Entrada. (District 2).** (Continued)

(Continued from special meeting of December 10, 2002)

Public testimony in favor by Jim Rivard, and Lynne Heidel.

Motion by Member Atkins to approve (with Madaffer not present)

Second by Member Inzunza

Vote: 8-0

**Redevelopment Agency Resolution and Document numbers R-03574 and D-03574;  
R-03575 and D-03575; R-03576; and R-03577 and D-03577.**

The meeting adjourned as the Redevelopment Agency at 2:43 p.m.

The meeting reconvened as the City Council at 2:43 p.m.

The meeting adjourned as the City Council at 3:52 p.m. for the purpose of a break.

The meeting reconvened as the City Council at 4:05 p.m. with Madaffer not present.

The meeting adjourned as the City Council at 4:22 p.m.

The meeting reconvened as the Redevelopment Agency at 4:22 p.m.

#### **4. Relocation Appeals Board Hearing - San Diego Refrigerated Services, Inc. (District 2).**

(Continued from meeting of October 15, 2002 and special meeting of December 10, 2002)

(RA 2003-45)

Concurring with the findings of the Relocation Appeals Board regarding the appeal of relocation benefits by San Diego Refrigerated Services, Inc., and making determination to deny all claims made for additional relocation benefits.

See Centre City Development Corporation report no. CCDC-02-04, dated October 2, 2002.

## REDEVELOPMENT AGENT MEETING MINUTES – JANUARY 7, 2003

### **Adoption**

#### **4. Relocation Appeals Board Hearing - San Diego Refrigerated Services, Inc. (District 2).**

(Continued from meeting of October 15, 2002 and special meeting of December 10, 2002)

David Allsbrook, project manager, Centre City Development Corporation, presented staff report.

Charles R. Dyer, Chair of the Relocation Appeals Board, gave a brief background on the Relocation Appeals Board and their decision.

Public testimony in opposition by Frederick Gordon and Ed Plant.

Motion by Member Zucchet to approve Claim no. 1, and to return to the Relocation Appeals Board on the dollar amount, and return to the Redevelopment Agency with the findings; and deny Claim nos. 2, 3, 4 and 5.

**Redevelopment Agency Resolution number R-03578.**

### **Adjournment**

The meeting adjourned as the Redevelopment Agency at 5:53 p.m.

---

Secretary of the Redevelopment Agency  
of the City of San Diego, California